

RECEIVED

AUG 28 2020

PB 2020 / 06

DATE OF SUBMISSION: _____
ZONING BOARD ☒ PLANNING BOARD

RECEIVED BY: K. Tedesco
APPLICATION NO. _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: PTK Holdco, LLC/Pro-Tech Energy Solutions 2. OWNER NAME: A & S Transportation
STREET ADDRESS: 215 Executive Drive STREET ADDRESS: 75 Jacobus Avenue
CITY: Moorestown STATE: NJ ZIP: 08057 CITY: Kearny STATE: NJ ZIP: 07032
TELEPHONE: _____ TELEPHONE: _____

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input checked="" type="checkbox"/> Major Site Plan – Final (Amended)	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input checked="" type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input checked="" type="checkbox"/> Major Site Plan-Prel.* (Amended)	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input type="checkbox"/> Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form – SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

SITE PLANNER

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____

ENGINEER

Mark E. Zelina, P.E., P.P.
NAME: Whitman
STREET: 7 Pleasant Hill Road
CITY: Cranbury STATE: NJ ZIP: 08512
TELEPHONE: 732-390-5858
FAX: 732-390-9496

ATTORNEY

Emily Givens, Esq.
NAME: Maley Givens, P.C.
STREET: 1150 Haddon Avenue - Suite 210
CITY: Collingswood STATE: NJ ZIP: 08108
TELEPHONE: 856-854-1515
FAX: 856-858-2944

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 1200 Florence Columbus Road
BLOCK NO. 173 LOT NO: 1, 2, 3.02 and 3.03

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector Secondary Local Road
Arterial Primary Local Road

8. ZONE DISTRICTS: (Circle one)

R Residential AGR Agricultural GM General Manufacturing
 RA Residential HC Highway Commercial SM Special Manufacturing
 RB Residential NC Neighborhood Commercial P Park
 RC Residential OP Office Park H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use Landfill

Proposed Use 7.3 MWdc/5MWac ground mounted solar energy facility on top of the existing landfill

Number of Lots No new lots are proposed. The project will be constructed on 3 existing lots in Florence Township
The entire tract contains a total of 8 lots; 4 lots in Florence, 2 lots in Mansfield and 2 lots in Springfield Townships

Lot Size	Frontages	Square Feet	Acres
Required	<u>200 ft.</u>	<u>60,000</u>	<u>1.38</u>
Existing	<u>+/- 3,500 ft.</u>	<u>3,839,638</u>	<u>88.146</u>
Proposed	<u>Same</u>	<u>Same</u>	<u>Same</u>

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	<u>75 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
Existing	<u>+/- 660 ft.</u>	<u>+/- 285 ft.</u>	<u>+/- 2,650 ft.</u>	<u>+/- 270 ft.</u>
Proposed	<u>85 ft.</u>	<u>966 ft.</u>	<u>163 ft.</u>	<u>40 ft. (Variance Requested)</u>

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required	<u>N/A</u>	<u>N/A</u>	Required	<u>N/A</u>	<u>N/A</u>
Existing	<u>N/A</u>	<u>N/A</u>	Existing	<u>N/A</u>	<u>N/A</u>
Proposed	<u>N/A</u>	<u>N/A</u>	Proposed	<u>N/A</u>	<u>N/A</u>

Percent of Impervious Coverage

Allowed N/A
 Existing _____
 Proposed _____

Gross Floor Area

40%
< 1 %

Height

75 ft./3 stories
< 20 ft./ 1 story

10. UTILITIES

Public Water

Yes No
X Will this proposal require new water supply?
N/A Is there an existing municipal water connection?
N/A Can an existing connection service this proposal?
N/A Are additional connections required?
N/A Is the municipal water supply available?
N/A Has application been made for municipal sewer conn.?
 Date _____ No. of Connections _____

Well

Yes No
X Is there an existing well?
N/A Can the existing system service this proposal?
X Is a new well proposed?
X Has application been made?
X Has application been approved or denied?
 Date _____

Municipal Sewer

Yes No
X Will the proposal require new sewerage lines?
 Is there an existing Municipal sewer connection?
N/A Can the existing connection service the proposal?
X Are additional sewer connections required?
N/A Is sewer capacity available?
X Has application been made for municipal sewer conn.?
N/A Has application been approved or denied?

On Site Sewerage Treatment

Yes No
X Is there an existing septic system?
N/A Can the existing system service this proposal?
X Is a new system proposed?
N/A Type _____ conventional septic
N/A _____ alternative sewer
 _____ waterless covert w/gray water

Gas Natural Gas N/A Existing
 _____ Proposed

Propane N/A Existing
 _____ Proposed

Electric _____ Existing
X _____ Proposed

_____ Above Ground
 _____ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	<u>x</u>	<u> </u>	<u>August, 2020</u>
2. Burlington County Soil Conservation District	<u>x</u>	<u> </u>	<u>August, 2020</u>
3. Burlington County Planning Board	<u>x</u>	<u> </u>	<u>August, 2020</u>
4. N.J. Department of Transportation	<u> </u>	<u>x</u>	<u> </u>
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
<u>15</u>	<u>Amended Preliminary and Final Site Plans</u>	<u>8/20/20</u>
<u> </u>	<u>Containing 10 plan sheets</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

 NO x YES IF YES 3/27/13
MONTH/DAY/YEAR

TYPE OF ACTION Planning Board - Site Plan x APPROVED DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes)
x NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

See attached sheet.

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

See attached sheet.

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
<u>Mark E. Zelina, P.E., P.P.</u>	<u>Engineering and Planning</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

18. AFFIDAVIT OF APPLICANT:

State of New Jersey

County of _____:SS

_____ of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true.

Applicant to Sign Here

Sworn and subscribed before me

this 28 day of July, 2020

Stacy Metzger

Stacy E Metzger
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50111226
MY COMMISSION EXPIRES 8/22/2024

19. AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Camden:SS

Joseph A. Miele of full age, being duly sworn according to law, on oath deposes and says, that _____ the deponent resides at _____

in the _____ of _____ in the County of _____ and in the State of New Jersey that _____ is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number _____

Owner to Sign Here

Sworn and subscribed before me

this 28 day of July, 2020

Stacy Metzger

Stacy E Metzger
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50111226
MY COMMISSION EXPIRES 8/22/2024

20. AUTHORIZATION BY OWNER: (If anyone other than the owner signs this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

_____ is hereby authorized to make the within application.

Dated _____

Owner to Sign Here

CERTIFICATION

Date _____

I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name _____

Address _____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

Please see attached
Disclosure Statement

Title _____

**Ownership Disclosure
For
PTR Holdco, LLC**

<u>Name</u>	<u>Address</u>	<u>Percentage Ownership</u>
1. Barry Skoultchi	8 Fieldstone Road Skillman, NJ 08558	25%
2. Paul Shust	16 Airdale Road Bryn Mawr, PA 19010	25%
3. Richard Cooper	316 Liberty Avenue Beach Haven, NJ. 08008	25%
4. Guy Winters	230 Forest Hills Circle Devon, PA. 19333	25%

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PROJECT DESCRIPTION

AMENDED PRELIMINARY AND FINAL SITE PLAN APPLICATION

7.3 MW Ground Mounted Solar Facility

Block 173; Lots 1, 2, 3.02 & 3.03

Township of Florence, Burlington County, New Jersey

Whitman Project No. 20-05-14T

August 27, 2020

The Applicant, PTR Holdco, LLC/Pro-Tech Energy Solutions is requesting Amended Preliminary and Final Site Plan approval to construct a 7.3 MW ground mounted solar energy facility on the capped landfill portion of the project site, the former Florence Landfill.

A previous version of the project was approved by the Township of Florence Planning Board on March 27, 2013. The approval included various submission and design waivers and variances. A similar list of waivers and variances are being requested by this application. A list of the waivers and variances is included with the application.

The project size has been reduced from a 9.2 MW facility to a 7.3 MW facility. Two areas of solar panels that were previously located beyond the limits of the landfill have been eliminated from the plan, thus eliminating the disturbance or removal of any trees from the site. All the panels are now located on the existing landfill cap.

The project's proposed interconnection has been modified from a location approximately 4.5 miles from the site to the Marina Energy landfill gas to energy plant located immediately to the north (adjacent) of the landfill site. Aboveground electrical lines will be installed from the landfill site to the existing Marina Energy Building. This interconnection will take advantage of existing electrical switchgear and infrastructure at the Marina Energy building.

Access to the project, both during and after construction, will be via the existing landfill service road/driveway from Recovery Road/Jacksonville Road, at the northwest corner of the site. The previously proposed entrance at the Southern property boundary of the project is no longer needed and has been eliminated from the project.

TOWNSHIP OF FLORENCE

MAJOR SITE PLAN APPLICATION CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: PTR Holdco. LLC/Pro-tec Energy Solutions

Location of Subject Property:

Street Address: 1200 Florence Columbus Road

Block: 173 Lot: 1, 2, 3.02 and 3.03

Date Submitted to Florence Land Use Office: _____

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: AUG 28 2020 By: K. Fedencio

Completeness Review By (required by all three): 2020/06

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
___		Board Engineer	_____	_____
___		Township Planner	_____	_____
___		Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____

By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Also, be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **major site plan applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application, your application must be in fifteen (15) complete sets (original and 14 copies) with all maps folded. Of the fourteen (14) copies, a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Florence Township Land Use Office). The original application and the remaining eleven (11) copies are to be delivered to the Florence Township Land Use Office. As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and fourteen (14) copies.
<input checked="" type="checkbox"/>	Application Form. Original and fourteen (14) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes, including water and sewer charges and all other assessments, on the subject property are paid to date (form available from the Land Use Office). Original and fourteen (14) copies.
<input checked="" type="checkbox"/>	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval. (14 copies)

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items - ORIGINAL AND FOURTEEN (14) COPIES of Items that are to be "Provided"

The following items are required by ordinance to be submitted with all major site plan applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	Not Applicable	
	<input checked="" type="checkbox"/>		An Environmental Impact Statement (EIS)
	<input checked="" type="checkbox"/>		A preliminary delineation of wetlands based upon NJDEPE criteria.
	<input checked="" type="checkbox"/>		A preliminary delineation of stream encroachment based upon NJDEPE criteria.
<input checked="" type="checkbox"/>			A plan drawn to a scale no less than 1-inch equals 100 feet.
<input checked="" type="checkbox"/>			Date of preparation, north arrow, graphic scale, state highway number, county route number and street names.
<input checked="" type="checkbox"/>			The name of the land development and the municipality in which it is located.
<input checked="" type="checkbox"/>			The name and address of the owner and the developer of the property as well as the name, address, title and seal of the person preparing the plan, maps and accompanying data

Provided	Waiver Requested	Not Applicable	
X			Certificate that the applicant is the owner of the land or has authority to act as agent for the owner, setting forth names and addresses of both.
X			Area for the date and substance of each revision.
X			The tract name, Tax Map sheet, block and lot number, date, reference meridian and graphic scale.
X			Acreage of the tract to the nearest tenth of an acre.
X			Contours at two-foot intervals, except where the slopes exceed 15%, in which case they may be five feet. All elevations shall be based on USCGS datum.
X			A key locator map at a scale of not less than one-inch equals 2,000 feet showing the entire site and lots contiguous to it that are in the same or related ownership of the development.
X			A locator map, showing all road intersections within five hundred feet or the nearest intersection, whichever is the most distant.
	X		All structures, wooded areas within the tract and adjoining the tracts and all trees greater than or equal to six inches in diameter within the tract.
X			All lot lines and names of owners of lots within 200 feet of the site.
X			All adjacent block and lot numbers.
		X	All political boundary lines.
		X	Existing lot lines to be eliminated.
X			A clear statement of the use proposed.
X			Signature blocks for the Board Chairperson and Secretary.
X			County highway route numbers.
	X		An indication of drainage conditions and directions of water flow on the side of roads opposite the subdivision.
X			Zoning district(s).
	X		Location of all existing utilities.
		X	The location and extent of all easements, along with a statement of the use and owner thereof.
X			A soil erosion and sediment control plan, pursuant to the requirements of N.J.S.A. 4:24-39 et seq.
	X		All existing or proposed storm sewer drainage systems within or adjacent to the development site, showing size, type, location and profile of lines, ditches, manholes, inlets, drywells and detention basins, plus all supporting design.
	X		Plans of proposed utility layouts (sanitary sewers, storm sewers and the drainage structures) showing feasible connections to existing and/or proposed utility systems (approved by appropriate jurisdictions).
	X		Drainage area map and drainage calculations.
		X	Lands to be dedicated or reserved for public use shall be clearly indicated.
X			The location, size and nature of all existing and proposed roads within and abutting the development site, with note indicating additional dedication (to county or Township) where appropriate.
X			Standard details, i.e. proposed inlets, curbs, headwalls and manholes, and typical cross sections, i.e. streets, channels and retention/detention basins.
	X		Cross sections of watercourses at an appropriate scale.
X			Methods used to stabilize slopes and control erosion and siltation for ditches, streams or brooks and the location and general extent of wooded areas, bodies of water and other physical features.
X			Boundaries of floodplains of water bodies, if defined, within the development site. These should correspond to the floodway and the flood hazard areas commonly designated by the NJDEPE. Other approved criteria may be used where these are lacking.

Provided	Waiver Requested	Not Applicable	
		X	The area of the Federal Flood Hazard Zone, if applicable, or a notation that it is not applicable.
		X	A copy of the protective covenants or deed restrictions applying to the land being subdivided.
	X		Test borings to the water table or 10 feet, whichever is lesser, showing information on soil types, depth to seasonal high water and water table, with at least one boring for each 10 acres and each type of soil on the tract (taken preferably between February 1 and May 31, note date taken).
	X		Soil boundaries taken from either the county soils survey or more detailed field observation.
		X	If an on-site disposal system is proposed, the location of test pits and the results of permeability tests.

Where work is to be done in the Township right-of-way, a detailed plan at a scale of not to exceed one-inch equals 30 feet, showing the layout of any intersection, including driveways, to a Township road. This plan shall show the following:

Provided	Waiver Requested	Not Applicable	
	X		Existing elevations of the center line and the edge of the existing pavement of the road every 25 feet, to extend 100 feet beyond the property line or intersection pavement transition.
	X		Proposed elevations of the curb gutter and top of the curb every 25 feet along the road at the stations established in the item above.
	X		Half cross sections of every 50 feet and at critical points along the road and spot elevations at the center line, edge of pavement and proposed curb line along the road.

Submission Items for Preliminary Major Site Plans

In addition to the information required above, every application for PRELIMINARY MAJOR SITE PLAN APPROVAL shall provide the following:

Provided	Waiver Requested	Not Applicable	
X			The location, elevation, type and size of all existing or proposed curbs, sidewalks, driveways, fences, landscaping, retaining walls, parking space areas and off-street loading areas, together with the dimensions and layouts of all of the foregoing on the site.
X			The type and number of driveways.
	X		Existing and proposed signs, lighting standards, utility poles and trees of six-inch caliper and larger, measured five feet above ground, over the entire tract, except in heavily wooded areas.
		X	A statement of the proposed number of units.
	X		Preliminary plans for the elevations and locations of structures, parking, lighting, loading, signs and landscaping.
X			Existing and proposed structures and uses, including the shortest distances between buildings and lot lines.
X			An indication of those buildings to remain and those to be removed.
	X		Building elevations.
X			Building coverage and impervious coverage in acres or square feet and percentage of lot coverage.

Provided	Waiver Requested	Not Applicable	
X			All setback lines.
		X	Any existing wells and/or septic systems.
		X	Proposed septic systems and/or well locations.
		X	Proposed public water and/or sewer connections.
		X	When septic systems are proposed, supply boring and percolation test results.
	X		Supply one boring for each acre if soil maps indicate that the seasonal high-water table may exceed ordinance standard for a buildable lot.
X			Existing and proposed rights-of-way and easements within the adjoining tract.
X			Location of wooded areas.
	X		Buffers in accordance with the standards of the ordinance.
	X		Location and identifications of existing vegetation outside of wooded areas.
X			An indication as to whether existing vegetation is to remain or to be removed.
	X		A planting schedule in accordance with ordinance standards.
	X		Lighting details.
	X		Freestanding sign details showing location and dimensions.
	X		Circulation and parking details.
	X		Sight triangles at intersection.
X			Driveways and aisles.
	X		Parking spaces.
	X		A schedule indicating the number of existing and proposed parking spaces.
X			Ingress and egress.
	X		Loading.
	X		Sidewalks.
	X		Curbs.
	X		Handicapped parking and curb cuts.
	X		Improvement details for the above.
	X		The location of a recycling center(s).

A building and use plan showing:

Provided	Waiver Requested	Not Applicable	
X			Size, height, location, arrangement and use of all existing and proposed structures and signs.
X			Total building coverage in acres or square feet.
X			Percent of lot coverage.
	X		Architect's scaled elevations of the front, side, and rear of any structure and sign to be erected or modified to the extent necessary to apprise the Planning Board of the scope of the proposed work.
X			Existing structures on the site and whether they are to remain or to be removed.
X			Written description of the proposed use and operations of the building, including, for non-residential uses, the number of employees or members, the proposed number of shifts to be worked and the maximum employees on each shift.
		X	Expected truck and tractor-trailer traffic.
	X		Description of the expected emission of noise, glare, vibration, heat, odor, air and water pollution and safety hazards.

Provided	Waiver Requested	Not Applicable	
	X		Expected expansion plans incorporated into the building design shall be included. Floor plans shall be submitted.

A circulation plan showing:

Provided	Waiver Requested	Not Applicable	
	X		Street names.
	X		Acceleration and deceleration lanes.
	X		Curbs, aisles and lanes.
	X		Access points to the public streets.
	X		Sight triangles, traffic channelization, easements, fire lanes and driveways.
	X		Number and location of parking and loading spaces, loading berths or docks.
	X		Pedestrian walks from each entrance/exit along expected paths of pedestrian travel, such as but not limited to access to parking lots, driveways or other buildings on the site, and across common yard areas between buildings.
	X		All related facilities for the movement and storage of goods, vehicles and persons on the site, including lights, lighting standards, signs and driveways within the tract and within 100 feet of the tract.
	X		Cross sections of new streets, aisles, lanes, driveways, sidewalks and bikeways.
	X		Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion.

A landscape plan showing:

Provided	Waiver Requested	Not Applicable	
	X		Existing and proposed wooded areas and buffer areas.
	X		Intended screening devices and buffers.
	X		Grading at two-foot contour intervals inside the tract and within 50 feet of its boundaries.
	X		Seeded or sodded areas and ground cover (grasses from a mix of predominantly blue grass and relatively free from noxious weeds).
	X		Retaining walls, fencing, signs, recreation areas and other landscape features.
	X		Location, species, and caliper of shrubbery, trees and other plant material to be located on the site.
	X		Location and type of improvements.
	X		All portions of the site not utilized by buildings or paved surfaces shall be landscaped utilizing existing and proposed plantings and other landscape features.
	X		Deciduous and/or coniferous trees in accordance with Township shade tree list.
	X		Lawn, seed and ground cover areas established on a minimum of four inches of good quality topsoil clean of debris.
	X		Established grades planned for aesthetic, drainage and erosion control purposes.
	X		Grading plan, drainage facilities and landscaping coordinated to prevent erosion and siltation, as well as assuring that the landscaping and environmental plan conform to the requirements of any other reviewing agency.

A facilities plan showing:

Provided	Waiver Requested	Not Applicable	
	X		Existing and proposed locations of all drainage, open space and common property.
	X		Location of existing and proposed fire, gas, electric, telephone, sewerage and water lines, including the proposed grades, sizes capacities and materials to be used for facilities installed by the applicant. (Utility company installations need only show their sizes and locations.)
		X	All easements acquired or required on the tract and across adjacent properties.
		X	Copies of any legal documentation that support the granting of an easement by an adjoining property owner.
		X	The method of sanitary waste disposal.
		X	All proposed lighting, including the direction, angle, height and reflection of each source of light.
	X		All utilities are to be installed underground as required by ordinance.
X			The submission of all required state and federal approval (prior to site plan approval).
	X		Drainage facilities complying with the stormwater runoff provision of the Chapter 91, Land Development.

A Municipal Services and Utilities Impact Statement analyzing the probable impact on municipal services, including:

Provided	Waiver Requested	Not Applicable	
	X		Feasibility of providing potable water to the site to meet the required demand for the intended use without degrading either all or a portion of the entire system. Consideration shall be given to the adequacy of the existing storage and distribution system.
	X		Stormwater management calculations. This is to also include "Attachment D – Major Development Stormwater Summary" of Tier A MS4 NJPDES Permit No. NJ0141852.
	X		Feasibility of conveying and treating the sewage generated by the proposed development within the existing Township system.
	X		School.
	X		Police and fire protection.
	X		Roads and traffic.
	X		Sanitation, trash disposal and recycling.
	X		Supporting data to show how conclusions were determined.

Submission Items for Final Major Site Plans

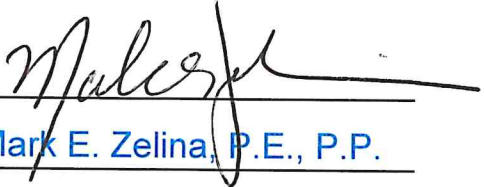
Every application for FINAL SITE PLAN APPROVAL shall provide the following:

Provided	Waiver Requested	Not Applicable	
	X		All information required for preliminary site plan approval revised to show all conditions of preliminary approval.
	X		An executed sewer and water agreement.

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 27th day of August, 2020


Mark E. Zelina, P.E., P.P.

LIST OF WAIVER & VARIANCES – MAJOR SITE PLAN

AMENDED PRELIMINARY AND FINAL SITE PLAN APPLICATION

7.5 MW Ground Mounted Solar Facility

Block 173; Lots 1, 2, 3.02 & 3.03

Township of Florence, Burlington County, New Jersey

Whitman Project No. 20-05-14T

August 27, 2020

RECEIVED

AUG 28 2020

PB 2020/06

SITE PLAN CHECKLIST WAIVERS REQUESTED

Submission Items

- **Environmental Impact Statement** – A waiver is requested for not providing an EIS, the project site is currently a properly closed Landfill under the jurisdiction of the NJDEP. Environmentally sensitive areas within the site will not be disturbed.
- **Wetlands Delineation** – A waiver is requested for not providing an approved LOI. The site has been evaluated and the wetlands line shown. The proposed improvements will remain outside of any potential wetland buffers as shown on the plan. The plan is also being reviewed by the NJDEP as part of the landfill disruption permit needed to approve the solar panel layout. This Waiver was approved as part of the original Site Plan Application and the limit of disturbance associated with the amended project is less and is limited to the landfill cap.
- **Stream Encroachment** – A waiver is requested for not providing stream encroachment per NJDEP criteria as the floodplain line has been shown per the available flood plain maps. The proposed improvements will remain outside of the proposed floodplain.
- **Trees 6" and greater** – A waiver is requested for not showing trees greater than or equal to 6 inches in diameter within the tract as the proposed development is limited to the existing landfill areas. No trees will be cleared to accommodate the proposed solar panels.
- **Drainage Flow on Opposite Side of the Street** – A waiver is requested for not providing this information as the project does not affect and is not affected by the drainage flow across the street.
- **Location of all existing Utilities** – A waiver is requested for not providing locations of all utilities as the existing utilities are to remain and no other new utilities are proposed.
- **Location of all existing or proposed storm sewer drainage systems** – A waiver is requested to provide the location of all existing or proposed storm sewer drainage systems within or adjacent to the development site. The proposed development will be limited to the existing landfill area. Existing drainage improvements will not be affected by the proposed construction and no additional drainage improvements are required for the proposed development.
- **Drainage Area Map and Calculations** – The proposed development will be limited to the existing landfill area which has been capped with impermeable soils. The solar panels are elevated and are not considered impervious for the purposes of stormwater management and the area of the panel foundation system of poured-in-place concrete bases will not alter the drainage or stormwater runoff from the landfill cap.
- **Cross sections of watercourses** – A waiver is requested from providing cross-sections of the Assiscunk Creek as no improvements or disturbance are proposed within the Creek or floodplain areas.
- **Test Borings to Water Table** – The site is a regulated landfill and penetrating the cap is not permitted. The proposed project does not require any subsurface infiltration or stormwater management; therefore, a waiver is requested.

LIST OF WAIVER & VARIANCES – MAJOR SITE PLAN (cont.)

Work in Township Right-of-Way

- **Existing center line and edge of pavement elevations** – A waiver is requested from providing this information as no work is proposed within or near the county right-of-way. Access to the site will continue through the existing on-site driveways.
- **Curb and gutter elevations** – A waiver is requested from providing this information as no work is proposed within or near the county right-of-way. Access to the site will continue through the existing on-site driveways.
- **Road half cross sections** - A waiver is requested from providing this information as no work is proposed within or near the county right-of-way. Access to the site will continue through the existing on-site driveways.

Preliminary Major Site Plan Checklist

- **Trees 6" and greater** – A waiver is requested for not showing trees of 6" caliper or larger within the tract as the proposed development is limited to the existing landfill areas. No trees will be cleared to accommodate the proposed solar panels.
- **Plans for parking, lighting, loading, signs, and landscape** – A waiver is requested for not providing any additional landscaping as the existing site is a landfill with the no residential properties adjacent or direct access via the roadway system. No signage, lighting, loading, parking, or additional structures are proposed.
- **Building Elevations** – A waiver is requested from providing this item as no buildings are proposed.
- **Soil Borings** – The site is a regulated landfill and penetrating the cap is not permitted. The proposed project does not propose any building lots; therefore, a waiver is requested.
- **Buffers** – A waiver is requested for not providing any additional buffering as the existing site is a landfill with no residential properties adjacent or direct access via the roadway system.
- **Location and identifications of existing vegetation** – The proposed construction is located entirely within the limits of the existing landfill. No native trees, shrubs or other vegetation will be cleared to accommodate the proposed solar panels.
- **Planting schedule** – A waiver is requested as no planting is proposed.
- **Lighting Details** – A waiver is requested as no lighting is proposed or required.
- **Freestanding Sign Details**– A waiver is requested as no signage is proposed or required.
- **Circulation and Parking details** – A waiver is requested as no parking is proposed or required.
- **Site triangles** - A waiver is requested as no changes to the proposed entry are proposed.
- **Parking spaces** - A waiver is requested as no parking is proposed or required.
- **Schedule of parking** - A waiver is requested as no parking is proposed or required.
- **Loading** - A waiver is requested as no designated loading area is proposed or required.
- **Sidewalks** - A waiver is requested as no sidewalks are proposed and no adjacent sidewalks exist.
- **Curbs** - A waiver is requested as no curbs are proposed or required.
- **Handicap parking and curb cuts** - A waiver is requested as no parking or curb cuts are proposed or required.
- **Improvement details** - A waiver is requested, as none of the above-referenced improvements are proposed or required.
- **Recycling center location** – A waiver is requested as no trash will be generated from the proposed solar panel field therefore the recycling center is not necessary. Trash generated during construction will be removed and disposed of in accordance with applicable regulations.

LIST OF WAIVER & VARIANCES – MAJOR SITE PLAN (cont.)

Building and Use Plan

- **Architect's Scaled Elevations** – A waiver is requested from providing this item as the project does not propose any new buildings.
- **Expected Emissions** - A waiver of this requirement is requested as a waiver for providing an Environmental Impact Statement has been requested. The project proposes the construction of a passive solar electric generating facility. There will not be any noise, vibration, odor, air, or water pollution generated by the facility. Visual impacts of the development will be described and presented via testimony at the public hearings.
- **Building Expansion & Floor Plans** – There are no building expansions or new buildings proposed by the project, thus a waiver of this item is requested.

Circulation Plan

- A waiver is requested for providing a Circulation Plan and its required components. The project site is an existing landfill and the project proposes the construction of a passive solar electric generating facility. No public access will be permitted and there will not be any employees located on the site. The operation of the facility will require periodic monitoring and maintenance and access will be from existing site driveways.

Landscaping Plan

- A waiver is requested for providing a Landscape Plan and its required components. The proposed construction is located entirely within the limits of the existing landfill and the site will not have any changes to the existing grade and there will be no trees or shrubs cleared to accommodate the proposed solar panels. Additionally, the site is an existing landfill with no residential uses within the immediate areas.

Facilities Plan

- **Location of existing or proposed drainage or open space** – A waiver is requested for not providing locations of the drainage as the existing drainage facilities are to remain and will not be altered by the project and no dedicated open space is proposed.
- **Proposed Utilities (fire, gas, electric, telephone, sewerage and water lines)** – A waiver is requested of this requirement as there are no new utility improvements proposed by the project, other than the electrical lines required for the project and its interconnection to the adjacent property.
- **Utilities installed underground** – A waiver is requested for installing all utilities underground as the proposed improvements are to be done on the existing landfill and excavation into its cap is not permitted. The proposed electrical improvements will be encased in conduit and run along the ground on cable trays and an overhead connection made to the existing generator building on an adjacent lot.
- **Drainage facilities** – The proposed development will be limited to the existing landfill area which has been capped with impermeable soils. The solar panels are elevated and are not considered impervious for the purposes of stormwater management and the area of the panel foundation system of poured-in-place concrete bases will not alter the drainage or stormwater runoff from the landfill cap.

LIST OF WAIVER & VARIANCES – MAJOR SITE PLAN (cont.)

Municipal Services Statement

- **Entire Report** – The proposed improvements do not require any additional municipal services to the site therefor, a waiver is requested.

Final Major Site Plan Checklist Requirements

- **Information Required for Preliminary** – The waivers requested for the Preliminary Site Plan Application are also requested for the Final Site Plan Application.
- **Sewer and Water Agreement** – The project site currently receives public sanitary sewer and water services. No changes in services are proposed for the project.

VARIANCES REQUESTED

- **Section 91-118A: Loading Space** – A minimum of one (1) loading space is required, whereas no loading space is provided. This site does not require a loading area as it is not a manned facility.
- **Section 91-243A(6): Rear Yard** – A minimum 50 foot rear yard is required whereas the proposed minimum rear yard setback for the solar panels is 40 feet. The setback variance is required because the Township line cuts through the property and the variance is required to the Township Line, not the perimeter of the site, which extends into Springfield and Mansfield Townships.
- **Section 91-245B: Planting Area** – The first 75 feet of all street lines shall be planted. The site is an existing landfill with no adjacent residential uses. The existing vegetation in this area will not be disturbed by the project.
- **Section 91-247: Loading Space** – A minimum of one (1) loading space is required, whereas no loading space is provided. This site does not require a loading area as it is not a manned facility.

**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

RECEIVED

AUG 28 2020

PB 2020 / 06

Applicant's Name, Address and Telephone Number: PRT Holdco, LLC, 215 Executive Drive,
Moorestown, New Jersey 08057
(856) 437-6220

Block/s: 173 Lot/s: 1, 2, 3.02 & 3.03

Street Address: Jacksonville Road and Cedar Lane, respectively

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**
A&S Transportation Co., 75 Jacobus Avenue, South Kearney, New Jersey 07032
(973-589-0278

I HEREBY CERTIFY THAT:

() There is due to the Township of Florence, on the above property, the following amounts:

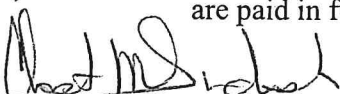
Taxes: \$

Assessments: \$

Water and/or Sewer Charges: \$

TOTAL: \$

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.


Christine M. Swiderski, Tax Collector
Date: 8/11/2020

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.